082.0	0002	0065.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	653,200 / 653,200
					USE VALUE:	653,200 / 653,200
					ASSESSED:	653,200 / 653,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANDELBLAT-CERF YAEL
Owner 2:	
Owner 3:	
Street 1:	42 LENNON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARBONNEAU RONALD P & -
Owner 2:	CARBONNEAU MARJORIE A -
Street 1:	42 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,457 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Vinyl Exterior and 1791 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4457.000	265,600		387,600	653,200
Total Card	0.102	265,600		387,600	653,200
Total Parcel	0.102	265,600		387,600	653,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.71 | /Parcel: 364.7

Legal Description

User Acct 51311

GIS Ref

GIS Ref

Insp Date 08/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0065.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,600	0	4,457.	387,600	653,200	653,200	Year End Roll	12/18/2019
2019	101	FV	218,400	0	4,457.	382,100	600,500	600,500	Year End Roll	1/3/2019
2018	101	FV	218,400	0	4,457.	293,500	511,900	511,900	Year End Roll	12/20/2017
2017	101	FV	205,100	0	4,457.	276,900	482,000	482,000	Year End Roll	1/3/2017
2016	101	FV	205,100	0	4,457.	254,700	459,800	459,800	Year End	1/4/2016
2015	101	FV	196,100	0	4,457.	238,100	434,200	434,200	Year End Roll	12/11/2014
2014	101	FV	196,100	0	4,457.	219,300	415,400	415,400	Year End Roll	12/16/2013
2013	101	FV	196,100	0	4,457.	219,300	415,400	415,400		12/13/2012

!6689!

PRINT

Date	Time
12/10/20	21:25:07

LAST REV

Date	Time
08/30/18	15:23:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6689

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARBONNEAU RONA	68760-257		1/13/2017		625,000	No	No		
CARBONNEAU MARJ	64485-239		11/10/2014	Convenience	1	No	No		
CARBONNEAU RONA	59556-508		7/19/2012	Convenience	10	No	No		
PUGLIESE MARJOR	47838-466		7/21/2006	Family	1	No	No		
	14670-56		7/1/1982		84,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	MEAS&NOTICE	BS	Barbara S
11/1/2016	Measured	DGM	D Mann
11/25/2008	Meas/Inspect	163	PATRIOT
1/14/2000	Meas/Inspect	277	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51311
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4457		Sq. Ft.	Site		0	70.	1.24	6									387,598						387,600	

Total AC/HA: 0.10232 | Total SF/SM: 4457 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 387,598 | Spl Credit | Total: 387,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	83129
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326243
Depreciation:	60681
Depreciated Total:	265561

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

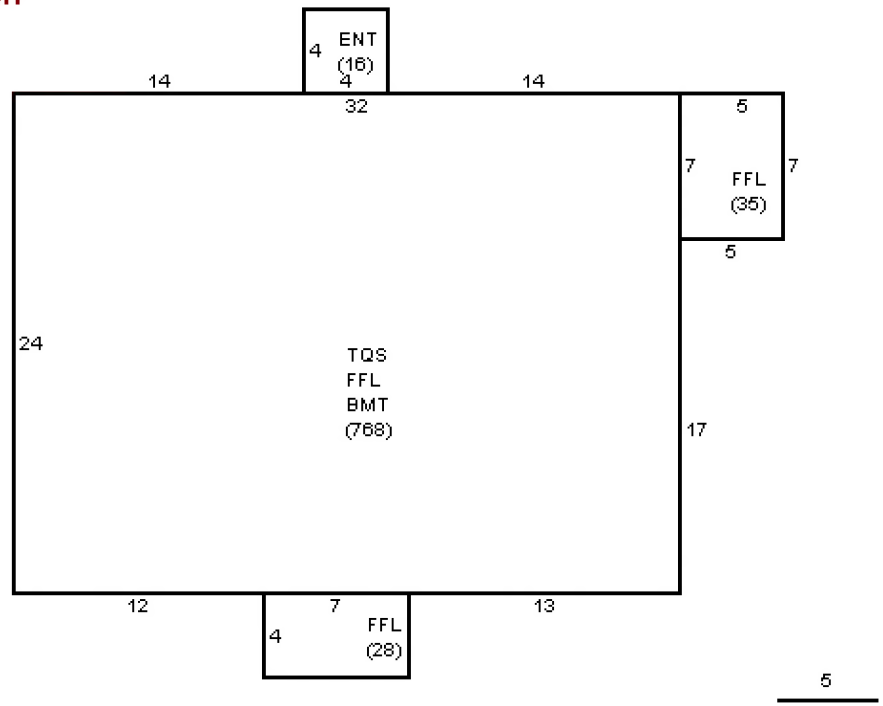
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	831	141.740	117,782
BMT	Basement	768	56.340	43,269
TQS	3/4 Story	576	141.740	81,640
ENT	ENTRY	16	26.400	422

Net Sketched Area:	2,191			Total:	243,113
Size Ad	1407	Gross Are	2383	FinArea	1791

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	121.22
Final Total:	265600	Val/Su SzAd	188.77

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0065.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	8X12	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	